

KDP06KDS

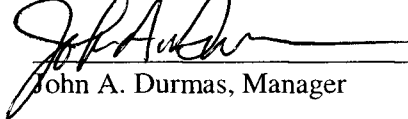
TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF CONTRACTOR:	KNIGHT & DURMAS PROPERTIES, LLC.
SUBJECT/PROJECT:	EASEMENT FOR STORM WATER DRAINAGE FOR LOT 2 ACROSS LOT 1 OF THE KNIGHT & DURMAS SIMPLE SUBDIVISION
LOCATION:	2155 H ROAD
PARCEL#:	2697-361-13-002
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING DEPARTMENT
YEAR:	2006
EXPIRATION DATE:	NONE

NOTICE

Knight & Durmas Properties, LLC, a Colorado Limited Liability Company, ("K&D") owner of Lot 1 and Lot 2 of the Knight & Durmas Simple Subdivision, Mesa County, Colorado and the City of Grand Junction, a home rule municipality ("City") have agreed that:

K&D has requested a conditional use permit and a site plan approval for Lot 2 of the Knight & Durmas Simple Subdivision, recorded with the Mesa County Clerk & Recorder in Book 3712 Page 802. The development application may be found in the City's Community Development File # CUP-2005-218. The approval of the conditional use permit and the site plan for the approved use requires that Lot 2 be able to release storm water drainage across Lot 1 in the area described in the attached Exhibits C and D including the 10' utility easement area on the south edge of Lot 1 and that Lot 2 be accessed from H Road by crossing Lot 1 in the area described in Exhibits A and B and depicted on the plat for Knight & Durmas Simple Subdivision. To be in continued compliance, upon the conveyance of either lot to a different owner the necessary easements must be properly created and established.

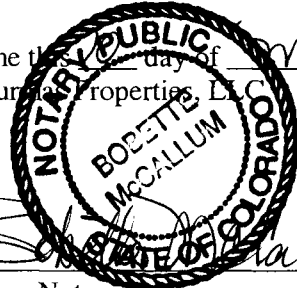

Knight & Durmas Properties, LLC

  
John A. Durmas, Manager

STATE OF COLORADO :  
: ss  
COUNTY OF MESA :

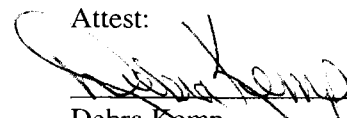
The foregoing instrument was acknowledged before me this 17 day of May, 2006, by John A. Durmas, Manager of Knight & Durmas Properties, LLC

Witness my hand and official seal  
My commission expires 2/21/10

  
  
Notary Public

City of Grand Junction

  
Kelly Arnold, City Manager

Attest:  
  
Debra Kemp  
Deputy City Clerk



## **EXHIBIT A**

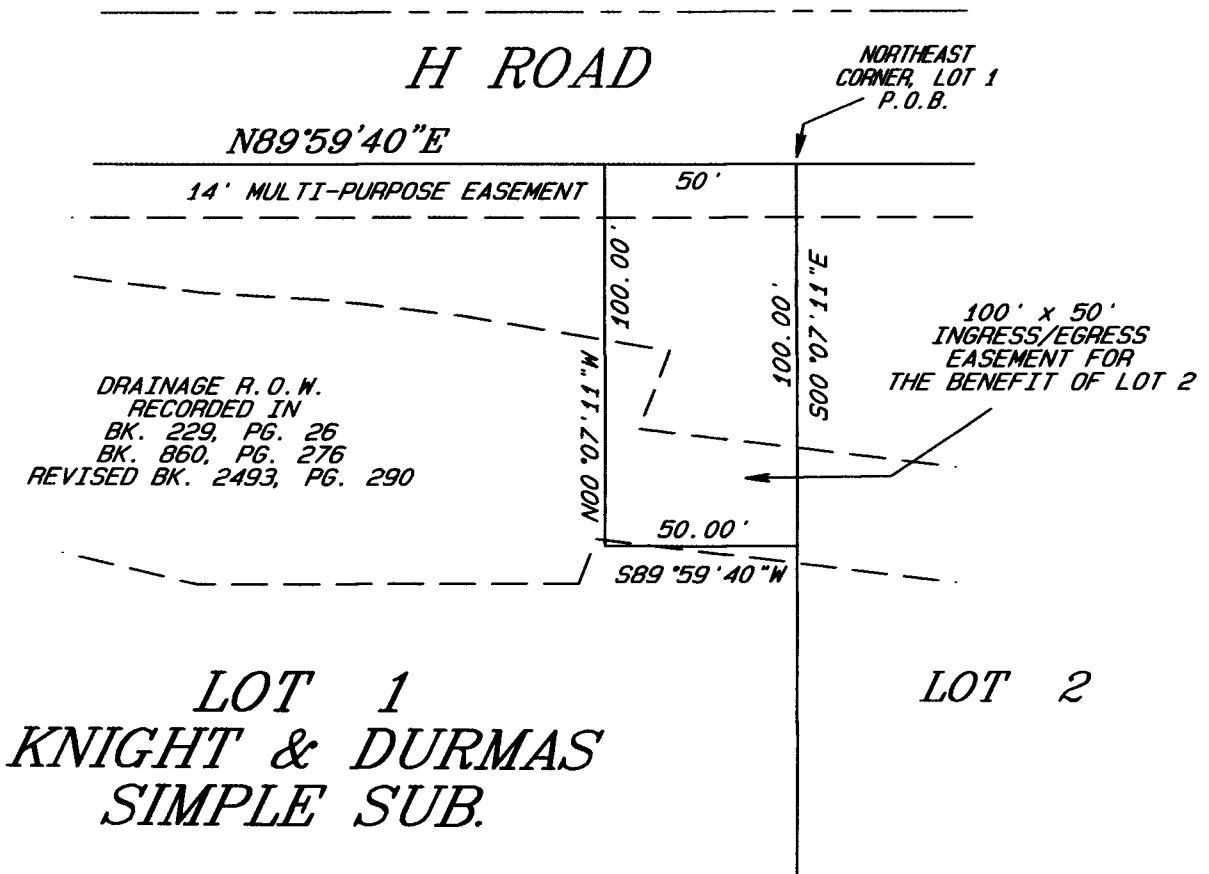
### **INGRESS / EGRESS EASEMENT**

An easement for access purposes, situate in Lot 1, Knight & Durmas Simple Subdivision as recorded in Book 3712 at Page 802 & 803, City of Grand Junction, Mesa County, Colorado, being described as follow:

Beginning at the northeast corner of said Lot 1;  
thence S00°07'11"E a distance of 100.00 feet along the east line of said Lot 1;  
thence S89°59'40"W a distance of 50.00 feet;  
thence N00°07'11"W a distance of 100.00 feet to the north line of said Lot 1;  
thence N89°59'40"E a distance of 50.00 feet to the point of beginning.

This description was prepared by:  
Michael W. Drissel PLS  
118 Ouray Ave.  
Grand Junction, CO. 81501

# EXHIBIT B



SCALE 1" = 50'

*D H SURVEYS, INC*  
*970-245-8749*  
*JOB #269-05-42*

## **EXHIBIT C**

### **DRAINAGE EASEMENT**

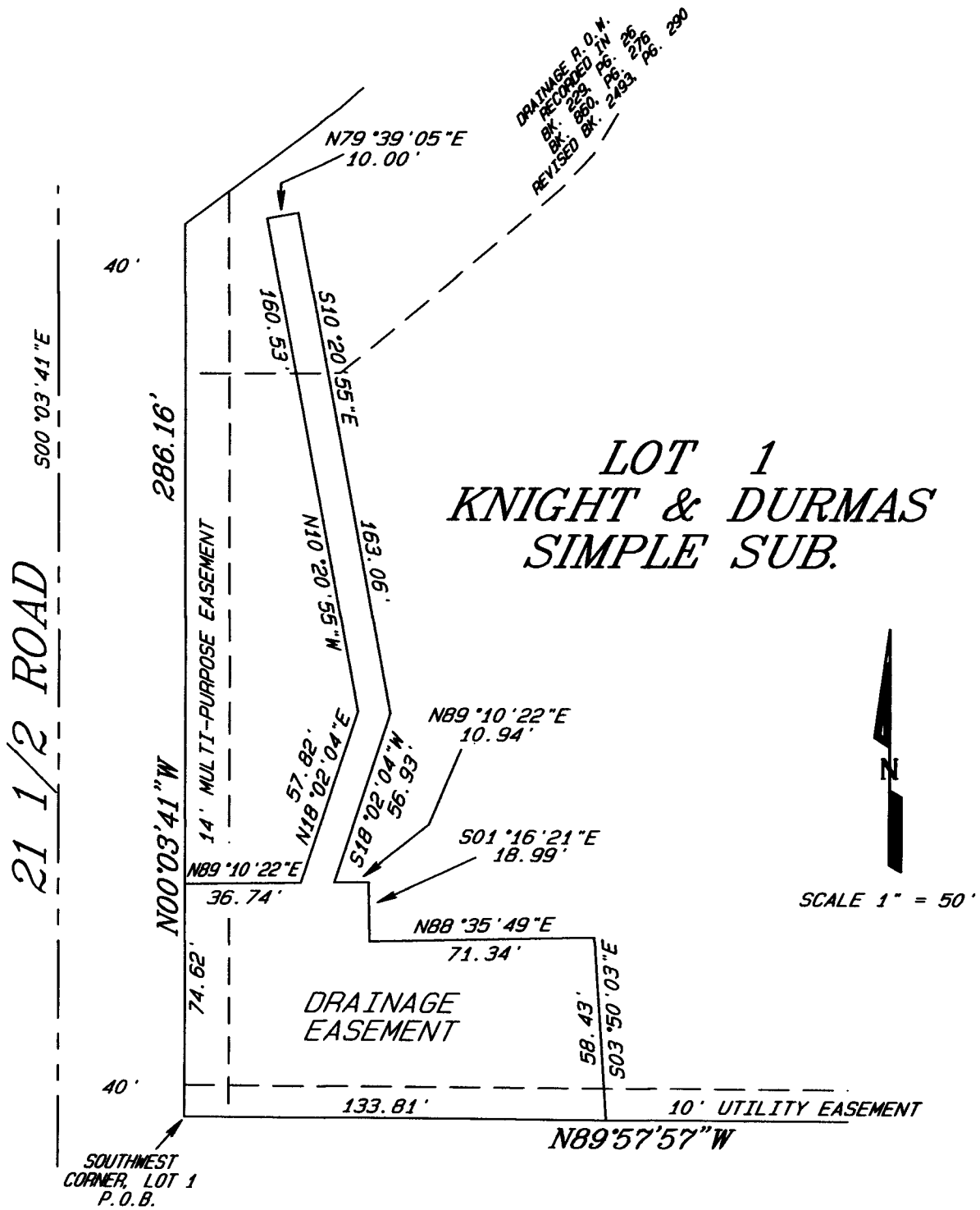
An easement for drainage purposes, situate in Lot 1, Knight & Durmas Simple Subdivision as recorded in Book 3712 at Page 802 & 803, City of Grand Junction, Mesa County, Colorado, being described as follow:

Beginning at the southwest corner of said Lot 1;  
thence N00°03'41"W a distance of 74.62 feet along the west line of said Lot 1;  
thence N89°10'22"E a distance of 36.74 feet;  
thence N18°02'04"E a distance of 57.82 feet;  
thence N10°20'55"W a distance of 160.53 feet;  
thence N79°39'05"E a distance of 10.00 feet;  
thence S10°20'55"E a distance of 163.06 feet;  
thence S18°02'04"W a distance of 56.93 feet;  
thence N89°10'22"E a distance of 10.94 feet;  
thence S01°16'21"E a distance of 18.99 feet;  
thence N88°35'49"E a distance of 71.34 feet;  
thence S03°50'03"E a distance of 58.43 feet to the south line of said Lot 1;  
thence N89°57'57"W a distance of 133.81 feet to the point of beginning.  
Said easement contains 0.25 acres more or less.

This easement will overlap an existing ten foot utility easement that falls along the south 10.00 feet this said drainage easement.

This description was prepared by:  
Michael W. Drissel PLS  
118 Ouray Ave.  
Grand Junction, CO. 81501

# EXHIBIT D



**D H SURVEYS, INC**  
**970-245-8749**  
**JOB #269-05-42**